

## FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

7-384A

ORLEANS

EAS.614

**Town/City:** Town of Eastham

**Place:** (*neighborhood or village*): North Eastham

### Photograph



**Address:** 30 Old Farm Lane

**Historic Name:** John & Diana Hopkins House

**Uses:** Present: single-family residence

Original: single-family residence

**Date of Construction:** pre-1880

**Source:** historic maps, deed research, visual analysis

**Style/Form:** undetermined

**Architect/Builder:** unknown

### Exterior Material:

Foundation: undetermined (covered)

Wall/Trim: wood shingles

Roof: asphalt shingles

**Outbuildings/Secondary Structures:** none

**Major Alterations** (*with dates*): windows altered (date unknown)

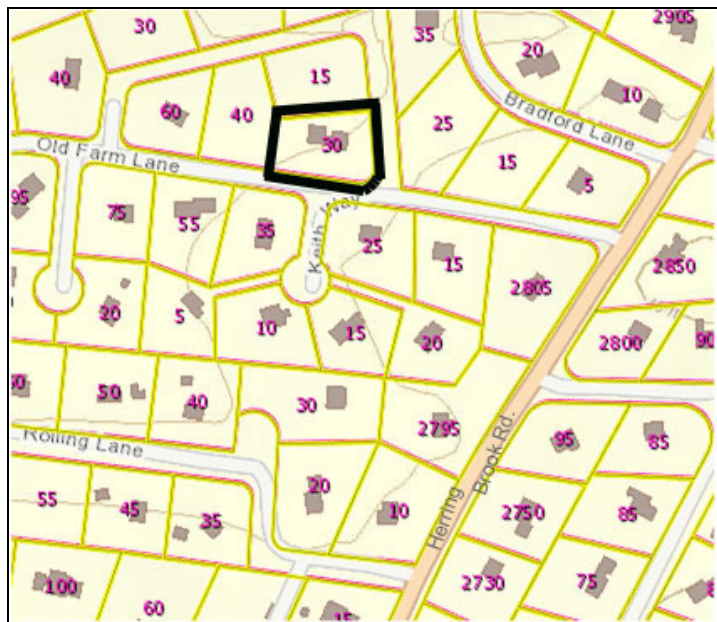
**Condition:** good

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:**

**Setting:** The subject property is located on the north side of Old Farm Lane at its intersection with the Keith Way cul-de-sac. It is not far to the west of Herring Brook Rd. The surrounding land uses are all single family residential.

### Locus Map (north at top)



**Recorded by:** Larson Fisher Associates with Kathryn Grover

**Organization:** Eastham Historical Commission

**Date:** June 2013

# INVENTORY FORM B CONTINUATION SHEET

EASTHAM

30 OLD FARM LANE

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☐ Recommended for listing in the National Register of Historic Places.

## ARCHITECTURAL DESCRIPTION:

The two-story wood frame house on the subject property has a gable roof, two interior brick chimneys, and substantial corner boards and is clad with wood shingles. Its form and the asymmetrically organized four-bay front facade raises questions about the reputed 1736 date. Indeed, it is difficult to recognize any aspect of this building that evinces an 18<sup>th</sup> century dwelling, which may be due to alterations, but is more likely because it actually dates to the early-to-mid 19<sup>th</sup> century. The fenestration on the front facade reveals that there have been significant changes—the first and second floor windows are not aligned nor is the entrance centered. Floor plans on file with the town do not comport with typical plans from the 18<sup>th</sup> century, which may simply indicate that the interior has been thoroughly remodeled, forcing changes on the exterior as well. The six-over-six windows throughout may be replacements; skylights have also been introduced. The doors at both the main front and secondary entrances have been replaced and some small “gingerbread” screen has been added in the gable peaks of the side walls.

It may be that the one-and-one-half story left side ell is the portion of the house that is attributed to a 1736 construction date; but horizontal frieze windows rather suggests construction during the mid-19<sup>th</sup> century Greek Revival era. This ell has been expanded at some point to its left (west) to provide an attached single-stall garage; the floors look to be unaligned with those of the original ell. Off the rear of this ell is a 2005 shed-roofed addition plus a wood deck.<sup>1</sup> The only way to more closely determine the date of construction would be via a minute examination of construction details and possibly even using dendrochronology.<sup>2</sup>

A wood picket fence (painted white) encloses the east half of the lot, separating the yard and garden areas from the driveway, which is unimproved and widens out to provide ample space for parking and turnarounds. There is a variety of vegetation throughout the property, much of it along the boundaries to provide screening.

## HISTORICAL NARRATIVE

Town of Eastham Assessor dates the house at 30 Old Farm Lane to 1746, but deeds can be traced reliably only to 1892, when Frank P. Hopkins of Malden sold the 30-acre homestead of his father, John Quincy Adams Hopkins, to Provincetown native Isaiah Atkins Whorf.<sup>3</sup> John Q. A. Hopkins was born in 1838 in North Eastham the son of John Hopkins (1798-1877) and Diana Cole Stubbs Hopkins (1799-1890) and the grandson of John Hopkins (1758-1845) and Priscilla Brown (born 1759). This elder John Hopkins, born in Truro, owned a house and eleven acres of land in Eastham in 1798, and he appears in federal censuses from 1790 forward. The 30 Farm Lane house could have been his house in the 1790s, but who owned and occupied it before that time is not yet known.

John Hopkins, Sr. died at the age of eighty-six in 1845, and in June 1846 his son John Jr. seems to have deeded half of his father's real estate to Nathan Hopkins, a distant relation but near neighbor in this area south of Campground Road; Hopkins deeded it back to John Jr. on the same day. The deed identifies the Hopkins estate as being at the southeast corner of “Camp Road” and extending south along it.<sup>4</sup> The 1850 census shows John Hopkins, Jr. as fifty-two years old with \$414 in real property; his wife Diana was fifty-one, and the couple had children Mary A., then seventeen, Priscilla B., then fourteen, and John Quincy Adams, then twelve. The 1858 map labels a house near or on this site “J. Hopkins.” In 1870 John Hopkins had \$850 in real estate while John Q. A. Hopkins had \$600 in real estate and was working as a seaman. Three years earlier John Q. A. Adams had married Ann (or Nettie) Sylvester of Phippsburg, Maine. The couple had a son, Frank P., born in 1867.

The 1880 Barnstable County map labels four dwellings south of Campground Road and west of Herring Brook Road “J. Hopkins.” Listed consecutively in the census that year were the households of John Q. A. Hopkins, the widow Diana Hopkins, and John N. M. Hopkins, the son of Nathan Hopkins. In 1888 John Q. A. Hopkins's wife, Nettie, died at the age of thirty-nine, and he died three years later at the Marine Hospital in Chelsea; he was fifty-three years old.

Frank P. Hopkins was his father's only heir and in August, 1892, he sold his father's farm of thirty acres to Whorf, who sold it five years later to William E. Wood of Arlington. Born in 1852, Wood was the son of William T. Wood, who had begun making and repairing ice tools—saws, blades, chisels, tongs, breaking bars, even ice wagons—in 1841 with Abner Wyman. In 1845 Wood bought Wyman out and founded William T. Wood and Company, which he ran, later with his brother Cyrus, until his death in 1871. William E. Wood took the business over and ran it until at least 1905, when the company merged with a Hudson, New York, manufacturer and became Gifford-Wood Company,

<sup>1</sup> Town of Eastham Assessor's record notes a building permit issued on May 1, 2012, for an “addition” and the property card depicts the building footprint with an extension off the rear, which is not illustrated on any of the subdivision plans (see below).

<sup>2</sup> Dendrochronology is the dating of structural timbers of a house and using tree-ring dating based on known live trees.

<sup>3</sup> Frank P. Hopkins to Isaiah A. Whorf, 13 June 1892, Barnstable County Registry of Deeds 202:147. See also *Barnstable Patriot*, 10 May 1892: “North Eastham: Mr. George Whorf of Somerville has purchased the house and land of the late John Q. A. Hopkins.” The article shows Whorf's first name in error; there is no deed indexed conveying land to a George Whorf in Eastham.

<sup>4</sup> John Hopkins to Nathan Hopkins, 10 June 1846, BCD 41:2; Nathan Hopkins to John Hopkins, 10 June 1846, BCD 41:3. This would appear to be about the time the house was actually constructed based on visual analysis.

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In 1874 William E. Wood married Susie T. Freeman of Bridgeton, Maine, and by 1900 the couple had seven children. In November, 1912, Wood placed this and other Eastham and Wellfleet properties he owned in trust for his wife's older brother, Eugene H. Freeman (1839-1912) and Freeman's second wife, Alma Benner Freeman. The trust stipulated that they were to occupy, rent, and otherwise use these properties as they saw fit during their lifetimes and that, after the death of Eugene but before the death of Alma Wood, would transfer title to the properties to Alma B. Freeman.<sup>5</sup> In less than a month's time Eugene Freeman died at Boston City Hospital and in May, 1913, Wood deeded the 30-acre Hopkins farm to Alma Freeman less some 10.5 acres that he had sold to Nellie Campbell in 1903.<sup>6</sup> Alma Freeman owned 30 Old Farm Lane until 1921, when she sold it to Elizabeth Wakeman of Medford. Wakeman subdivided the property into one large 21-acre lot including the subject property and 32 small house lots bordering the south side of Campground Road. Later that year she sold these lots to J. Ralph Wellman of Melrose. He sold the parcel containing 30 Old Farm Lane the next year, 1924, to Eleanor A. Saunders. Saunders afterward married Harry F. Engley and owned the property until 1937, when mortgage holder Wellfleet Savings Bank seized the property.<sup>7</sup>

In 1940 Wellfleet Savings sold the 21-acre lot with house to Elmer W. and Elizabeth P. Lloyd, who owned it for the next two decades. In 1959 they recorded a subdivision plan that reduced the 30 Old Farm Lane property to five acres and in 1960 they sold that parcel with the house to Harold and Ada G. Penney. The Penneys immediately subdivided the five-acre lot into eight house lots arrayed around what became Old Farm Circle; the house at 30 Old Farm Lane was on Lot 8, containing 20,400 square feet. From that point the subject property changed hands fairly frequently, though Eben and Pamela B. Caldwell of Westfield, Massachusetts, owned it from 1964 to 1995. In that year Nina L. Stagakis and Dennis S. Murley of South Wellfleet acquired the property, which Stagakis currently holds in trust.<sup>8</sup>

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## MAPS

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<sup>5</sup> William E. Wood, declaration of trust, 11 November 1912, BCD 317:397.

<sup>6</sup> William E. Wood to Alma B. Freeman, 3 May 1913, BCD 323:227.

<sup>7</sup> Alma B. Freeman to Elizabeth Wakeman, 14 June 1921, BCD 379:271; Wakeman to J. Ralph Wellman, 25 October 1923, BCD 379:271; Wellman to Eleanor A. Saunders, 28 January 1924, BCD 402:31; Eleanor A. S. Engley to Wellfleet Savings Bank, 11 January 1937, BCD 524:531. See also "Plan of Land in North Eastham, Mass.," June 1923, Barnstable County Registry of Deeds Plan (hereafter cited as BCP) 11:7.

<sup>8</sup> Wellfleet Savings Bank to Elmer W. and Elizabeth P. Lloyd, 17 July 1940, BCD 568:122; Lloyds to Harold and Ada G. Penney, 15 March 1960, BCD 1073:121; Penneys to Bernard Scott and William J. O'Neil, 8 November 1961, BCD 1139:507; Scott and O'Neil to Eben and Pamela B. Caldwell, 13 January 1964, BCD 1234:69; Pamela B. Caldwell to Carl A. Goodrich III and Suzanne F. Goodrich, 14 March 1995, BCD 9787:102; Jeffrey W. Carlson and Kathleen J. Holliday to Dennis S. Murley and Nina L. Stagakis, 7 September 1995, BCD 9832:135; Stagakis to Stagakis, trustee Old Farm of Eastham Realty Trust, 2 November 2009, BCD 24149:77. See also "Subdivision of Land in Eastham, Mass. Made for Elmer W. Lloyd et ux," December 1959, BCP 154:15, and "Subdivision Plan of Land in Eastham, Mass., Made for Harold Penney," September 1960, BCP 158:143.

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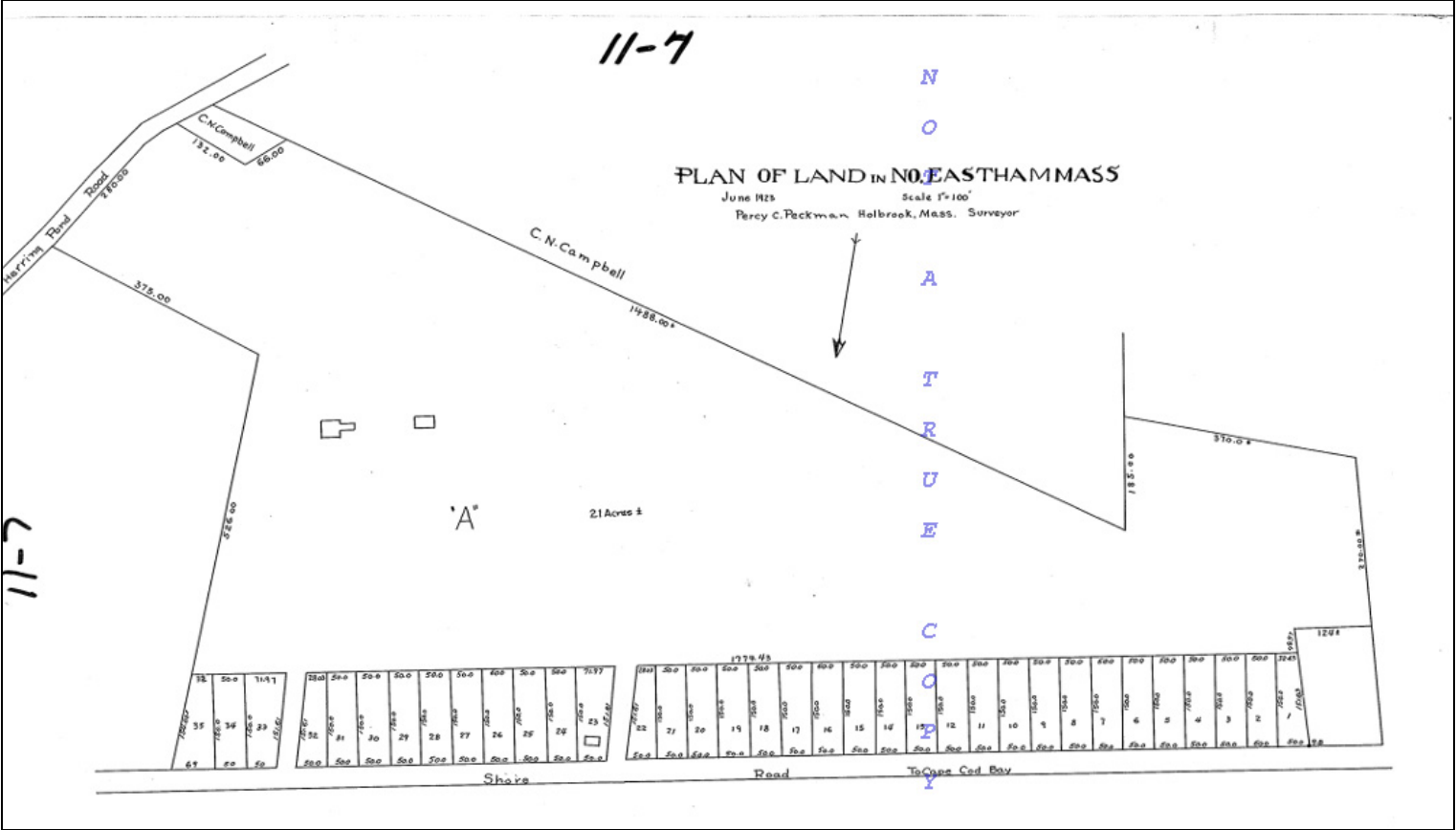
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SUPPLEMENTARY IMAGES



The subdivision plan of 1923 (BCP 11:7); Parcel A is 30 Old Farm Lane on, which included 21 acres. North is at bottom.

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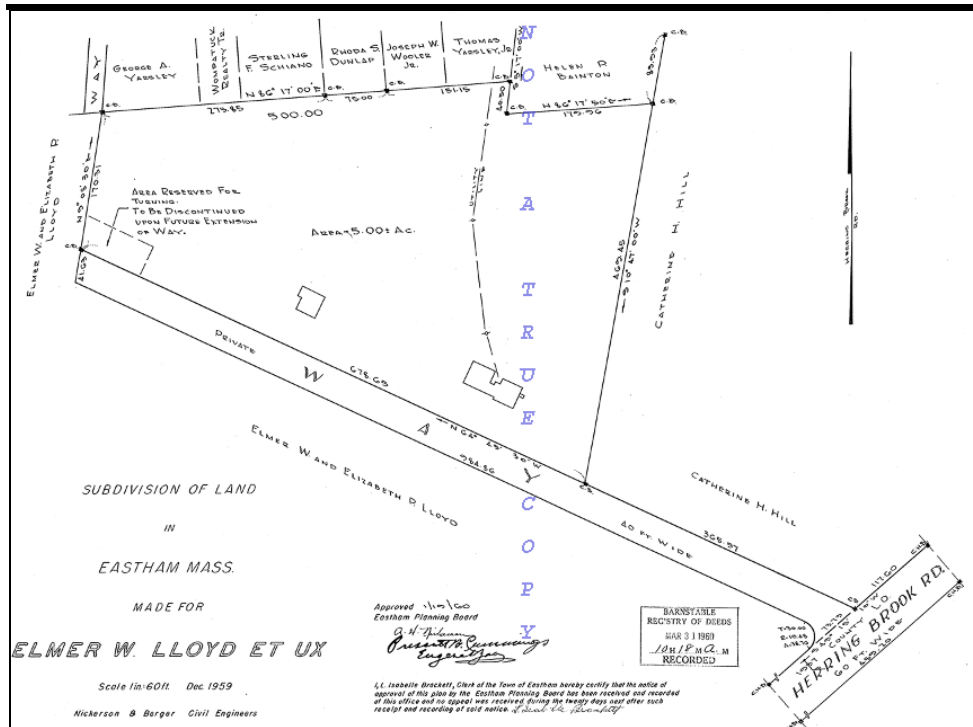
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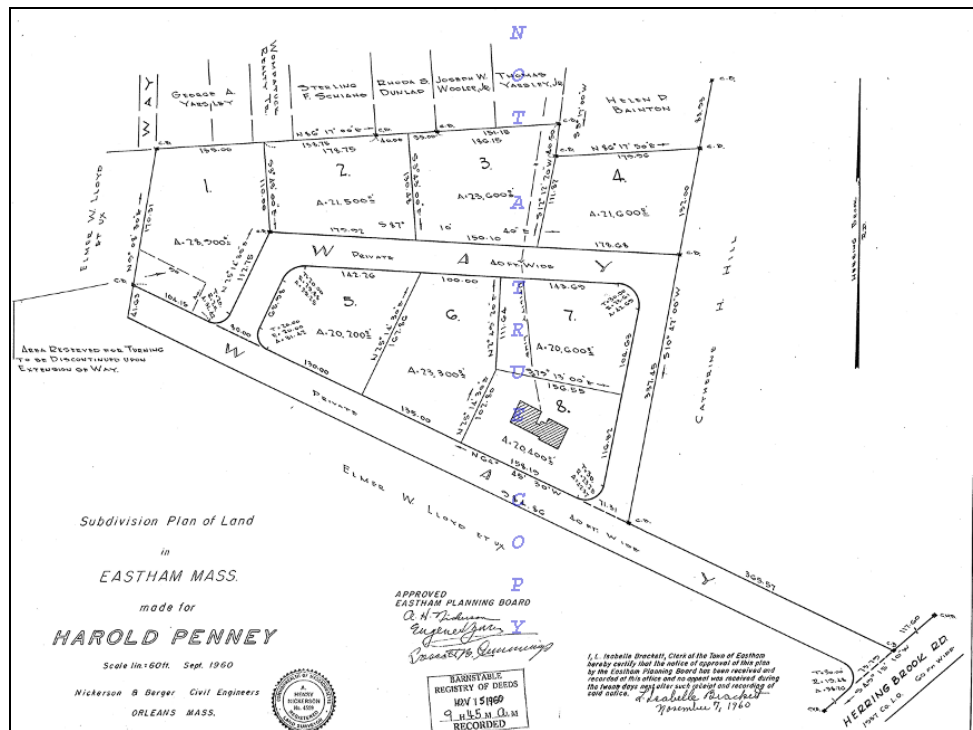
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The Lloyd subdivision of 1959 divided Parcel A of the earlier plan reducing 30 Old Farm Lane to a five-acre parcel (BCP 154:15).



The Penney subdivision of 1960 divided the five-acre parcel of 1959 into eight house lots; 30 Old Farm Lane is Parcel 8.

## PHOTOGRAPHS

(credit Larson Fisher Associates, 2012-2013 unless otherwise noted)



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**View from south.**



**Aerial view from west (photo courtesy of Bing Maps online). Note rear addition.**